

098.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

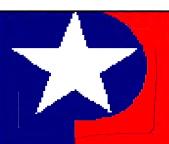
1,434,700 / 1,434,700

APPRAISED:

USE VALUE:

ASSESSED:

1,434,700 / 1,434,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		WINCHESTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BERMAN GREGORY A	
Owner 2: BERMAN SAKINABAI A	
Owner 3:	
Street 1: 75 WINCHESTER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FRENCH WILLIAM JR/CHRISTINE M -	
Owner 2: -	
Street 1: 75 WINCHESTER RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .249 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 2797 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.			
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10840	Sq. Ft.	Site			0	70.	0.69	4									521,637							521,600

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			User Acct	
101	10840.000	910,300	2,800	521,600	1,434,700					63736	
Total Card	0.249	910,300	2,800	521,600	1,434,700		Entered Lot Size			GIS Ref	
Total Parcel	0.249	910,300	2,800	521,600	1,434,700		Total Land:			GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	512.94	/Parcel:	512.94	Land Unit Type:			Insp Date	
										11/02/18	

USER DEFINED

Prior Id # 1: 63736

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID 098-0-0003-0005.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	910,300	2,800	10,840.	521,600	1,434,700		Year end	12/23/2021
2021	101	FV	884,200	2,800	10,840.	521,600	1,408,600		Year End Roll	12/10/2020
2020	101	FV	884,100	2,800	10,840.	521,600	1,408,500	1,408,500	Year End Roll	12/18/2019
2019	101	FV	676,000	2900	10,840.	521,600	1,200,500	1,200,500	Year End Roll	1/3/2019
2018	101	FV	676,000	2900	10,840.	447,100	1,126,000	1,126,000	Year End Roll	12/20/2017
2017	101	FV	676,000	2900	10,840.	417,300	1,096,200	1,096,200	Year End Roll	1/3/2017
2016	101	FV	676,000	2900	10,840.	357,700	1,036,600	1,036,600	Year End	1/4/2016
2015	101	FV	630,300	3000	10,840.	320,400	953,700	953,700	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FRENCH WILLIAM	77511-66	1	4/14/2021		1,425,000	No	No					
CARRASCO DAVID	47804-553		7/14/2006		925,000	No	No					
ROBINS JAMES	35668-370		6/13/2002		875,000	No	No					
ROBINS JAMES H	32991-462		6/4/2001	Family	10	No	No					
MEISSNER CODY/E	26962-526		1/3/1997		400,000	No	No	Y				

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/30/2021	374	Add Bath	118,925	O					6/23/2021	SQ Mailed	MM	Mary M
4/9/1998	181	Manual	5,400						11/2/2018	MEAS&NOTICE	BS	Barbara S
1/6/1997	34		50,000						2/17/2009	Meas/Inspect	163	PATRIOT
									10/13/2002	MLS	MM	Mary M
									10/19/1999	Meas/Inspect	264	PATRIOT
									8/15/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:			%	OthrFix: 3	Rating: Very Good														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BRICK				A Kits:	Rating:														
View / Desir:				Frl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: A- - Very Good (-)				CONDOS INFORMATION															
Year Blt: 1930	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit		RMS	BRS	FL						
Prim Int Wal 2	- Plaster			Functional:	%			Interior:	1		10	3							
Sec Int Wall:				Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 3	- Hardwood			Override:	%			Baths:											
Sec Floors:				Total:	4.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar: 2				Size Adj.: 0.99068785				General:											
Electric: 3	- Typical			Const Adj.: 1.01959801				COMPARABLE SALES											
Insulation: 2	- Typical			Adj \$ / SQ: 131.313				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 147181															
Heat Fuel: 2	- Gas			Grade Factor: 1.61															
Heat Type: 5	- Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 954230															
% Com Wal	% Sprinkled			Depreciation: 43895															
				Depreciated Total: 910335															
MOBILE HOME				Make:				Serial #				Year:							
												Color:							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 098-0-0003-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
14	Open Porch	D	Y	1	10X10	A	AV	2000	33.00	T	15.2	101			2,800		2,800		
More: N				Total Yard Items:				2,800				Total Special Features:				Total: 2,800			
SKETCH																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,372	131.310	180,162	HST	100	UNF	50											
BMT	Basement	1,332	39.390	52,473															
SFL	Second Floor	1,140	131.310	149,697															
HST	Half Story	570	105.050	59,879															
OPF	Open Porch	96	34.350	3,297															
Net Sketched Area: 4,510				Total: 445,508															
Size Ad	Gross Area	5080	FinArea	2797															
IMAGE																			
AssessPro Patriot Properties, Inc																			